



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@graffon-ma.gov
www.graffon-ma.gov

COPY

APPLICATION FOR SPECIAL PERMIT

Application No. SP 2020-04/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME Providence Street Village, Inc.
STREET 81 Camp Street CITY/TOWN Milford
STATE MA ZIP 01757 TELEPHONE 774-248-0192
NAME OF PROPERTY OWNER (if different from Applicant) _____
Deed recorded in the Worcester District Registry of Deeds Book 59657 Page 50

SITE INFORMATION:

STREET AND NUMBER 274 Providence Road
ZONING DISTRICT VMU ASSESSOR'S MAP 115.0 LOT #(S) 31.0
LOT SIZE 36,134 SF FRONTAGE 118.24 Ft
CURRENT USE Undeveloped

PROJECT/PLAN INFORMATION:

PLAN TITLE "Providence Village" a Condominium Site Plan in Grafton, MA
PREPARED BY (name/address of PE/Architect) Elizabeth Mainini-Sanchioni P.E. of Guerriere & Halnon, Inc. PO Box 235 Milford, MA
DATES 02/26/2020

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):

12.4.2. Residential Density for Village Mixed Use District - to allow 8 dwelling units on site that contains less than 1 acre of land

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

RECEIVED
Applicant's Signature _____

Date: 3/16/20

Property Owner's Signature (if not Applicant) _____

Date: _____

MAR 12 2020

Planning Board
Grafton, MA

EXHIBIT 1a.



PLANNING DEPARTMENT

TOWN OF GRAFTON
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APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2020-04/SPA

APPLICANT NAME: Providence Street Village, Inc.

STREET 81 Camp Street CITY/TOWN Milford
STATE MA ZIP 01757 TELEPHONE 774-248-0192

PROPERTY OWNER NAME: Providence Street Village, Inc.

STREET 81 Camp Street CITY/TOWN Milford
STATE MA ZIP 01757 TELEPHONE 774-248-0192

Deed recorded in the Worcester District Registry of Deeds Book 59857 Page 50

CONTACT PERSON'S NAME: Daniel Hazen, Proj. Engineer - Guerriere & Halnon Inc.

TELEPHONE 508-473-6630

SITE INFORMATION:

STREET AND NUMBER 274 Providence Road
ZONING DISTRICT VMU ASSESSOR'S MAP 115.0 LOT #(S) 31.0
LOT SIZE 36134 SF FRONTAGE 118.24 Ft
CURRENT USE Undeveloped

PLAN INFORMATION:

PLAN TITLE "Providence Village" A Condominium Site Plan in Grafton, MA
PREPARED BY Guerriere & Halnon, Inc.
DATE PREPARED February 26, 2020 REVISION DATE _____
Describe proposed changes / additions: _____

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature [Signature] Date: 3/6/20

Property Owner's Signature (if not Applicant) _____ Date: _____

MAR 12 2020

Planning Board
Grafton, MA

EXHIBIT 1b.



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD

GRAFTON, MASSACHUSETTS 01519
 Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602
 www.grafton-ma.gov

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MAR 12 2020

TREASURER / COLLECTOR

Certificate of Good Standing

Planning Board
 Grafton, MA

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	<u>X</u>
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Claro Corp	274 Providence Road, LLC
_____ Petitioner Name	_____ Property Owner / Company Name
81 Camp Street	274 Providence Road
_____ Petitioner Address	_____ Property Address
Millford, MA 01757	Grafton, MA
_____ City, State, Zip	_____ City, State, Zip
774-248-0192	
_____ Phone	

Please email Dan Hazen (dhazen@gandhengineering.com)
 or call 508-473-6630 when this form is ready for pickup.

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal	✓		
General Billing			✓

Beth Schrottman
 Treasurer / Collector Name (please print)

Beth Schrottman
 Treasurer / Collector Signature

2/27/2020
 Date

1/6/2020 10:37 AM
 Map 115 Lot 31
 274 Providence Road

Kenneth M. O'Brien
 Kenneth M. O'Brien, MAA
 Grafton Data Collector

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner ZIP	Book	Page
115.0-0000-0019.0	263 PROVIDENCE ROAD	FIRLINGS MATTHEW	FIRLINGS AMY	263 PROVIDENCE ROAD	S GRAFTON MA	01560	58400	324
115.0-0000-0020.0	267 PROVIDENCE ROAD	LINCOLN JONATHAN		267 PROVIDENCE ROAD	S GRAFTON MA	01560	51118	284
115.0-0000-0021.0	277 PROVIDENCE ROAD	ALPHA OMEGA ENGINEERING	277 PROVIDENCE ROAD	125 HIGHLAND VIEW DRIVE	SUTTON MA	01590	58357	177
115.0-0000-0021.A	281 PROVIDENCE ROAD	NIXON ROBERT S	NIXON ALISON P	10 NIPMUC ROAD	S GRAFTON MA	01560	22868	127
115.0-0000-0025.0	4 MAIN STREET	CONTOIS THERESE M		4 MAIN STREET	S GRAFTON MA	01560-110	14465	53
115.0-0000-0026.0	278 PROVIDENCE ROAD	RIEL NATHAN T	ALLEN MELVA M	3 STONE SCHOOL ROAD	SUTTON MA	01590	50176	330
115.0-0000-0027.0	6 MAIN STREET	MURPHY FRANCIS N JR		6 MAIN STREET	S GRAFTON MA	01560	15906	117
115.0-0000-0028.0	8 MAIN STREET	CADRIN STATIA K		8 MAIN STREET	S GRAFTON MA	01560-110	32636	166
115.0-0000-0029.0	276 PROVIDENCE ROAD	TEIXEIRA STEVEN G	TEIXEIRA KIM R	276 PROVIDENCE ROAD	S GRAFTON MA	01560-114	36090	3336
115.0-0000-0030.0	10 MAIN STREET	WEBER EDWARD M	WEBER DEBORAH A	10 MAIN STREET	S GRAFTON MA	01560-110	36811	3
115.0-0000-0031.0	274 PROVIDENCE ROAD	274 PROVIDENCE RD LLC		27 SHADOWBROOK LANE A	MILFORD MA	01757	55689	250
115.0-0000-0032.0	270 PROVIDENCE ROAD	HUCHOWSKI JAMES P & CHRI	HUCHOWSKI LIVING TRU	143 KETIH HILL ROAD	S GRAFTON MA	01560	52906	285
115.0-0000-0033.0	18 MAIN STREET	GRAFTON HOUSING ASSOCIA		13 ZGONIS DRIVE	S GRAFTON MA	01560-115	7063	156
115.0-0000-0060.0	20 MAIN STREET	PIETRUSZKA EDWARD J	PIETRUSZKA LORRAINE I	301 PROVIDENCE ROAD	S GRAFTON MA	01560-133	12509	43
115.0-0000-0061.0	16 MAIN STREET	RAYMOND CATHY A	COMBS ROBERT L	16 MAIN STREET	S GRAFTON MA	01560	39132	124
115.0-0000-0062.0	14 MAIN STREET	VANBEEK KRISTIN TRUSTEE	PLEASANT REALTY TRUS	P.O. BOX 301	HOPKINTON MA	01748	45901	115
115.0-0000-0067.0	7 MAIN STREET	POLISH NATIONAL HOME		7 MAIN STREET	S GRAFTON MA	01560-110	2611	472
115.0-0000-0068.0	9 MAIN STREET	BOUTIETTE STATIA - LIFE EST	BOUTIETTE JOSEPH J	9 MAIN STREET	S GRAFTON MA	01560-110	19934	62
115.0-0000-0069.0	11 MAIN STREET	RIVER AVE ASSOCIATES LLC	C/O KEN SWIDRAK	52 SUNRISE AVE	GRAFTON MA	01519	20412	284
115.0-0000-0070.0	15 MAIN STREET	15 WE REALTY LLC		P.O. BOX 706	UPTON MA	01568	50304	118
115.0-0000-0071.0	17 MAIN STREET	GAUTHIER FAMILY IRREVOCAL	C/O CHERYL A TRILLIGA	182 MAIN STREET	S GRAFTON MA	01560	54898	246
115.0-0000-0072.0	9 RIVER AVENUE	RIVER AVE ASSOCIATES LLC	C/O KEN SWIDRAK	52 SUNRISE AVE	GRAFTON MA	01519	20412	286
115.0-0000-0073.0	11 RIVER AVENUE	RAUKTIS ADAM	RAUKTIS KELLY M	11 RIVER AVENUE	S GRAFTON MA	01560	52656	141
116.0-0000-0042.0	174 KEITH HILL ROAD	GRAY JAMES V	GRAY SARA G	174 KEITH HILL ROAD	S GRAFTON MA	01560	53923	113

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EXHIBIT 1d.

MAR 12 2020

Planning Board
 Grafton, MA



**Guerriere &
Halnon, Inc.**

ENGINEERING & LAND SURVEYING
www.gandhengineering.com

Est. 1972

Milford Office
333 West Street, P. O. Box 235
Milford, MA 01757-0235
(508) 473-6630/Fax (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-2101
(508) 528-3221/Fax (508) 528-7921

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
(508) 234-6834/Fax (508) 234-6723

***“PROVIDENCE VILLAGE”
274 Providence Street, Grafton, MA***

NARRATIVE

EXISTING CONDITIONS

The property consists of 36,134 square feet of land located in the Village Mixed Use zoning district. There is an existing single-family wood frame house and detached single-car wood frame garage located on the eastern portion of the house close to Providence Street.

The remaining portion of the property is undeveloped land consisting mostly of bushes and overgrown grass with lightly wooded areas along the property lines. The primary soil is a Hinkley loamy sand, which is a well-drained soil belonging to hydrologic group A. There are no wetlands or resource areas on or within 200-feet of the property.

The existing single-family house is serviced by municipal water and sewer.

PROPOSED CONDITIONS

The applicant is proposing to raze the existing house and garage in order to construct an eight-unit townhouse style multifamily dwelling with associated utilities and parking areas. The dwelling is proposed to be 6,120 square feet. Each of the eight units will have a single-car garage and one exterior parking space.

A new water connection will be made into Providence Road to service the dwelling. The existing sewer service will be utilized for the sewer connection to the new building per request of the sewer department.

Stormwater runoff will be treated and attenuated by a standard catch basin to manhole collection system. This system connects to a subsurface infiltration chamber system.

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EXHIBIT 1 e.

MAR 12 2020

**Planning Board
Grafton, MA**